

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, March 19, 2007

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), J. Goodwin, R. Hall, K. Holt, P.

Kochenburger

B. Ryan, G. Zimmer

Member absent: B. Gardner, P. Plante

Alternate present: B. Pociask, L. Lombard (both appointed to act)

Staff present: G. Padick (Director of Planning), Curt Hirsch (Zoning Agent)

Chairman Favretti called the meeting to order at 8:35 p.m.

#### Scheduled Business:

Discussion with Superintendent of Schools Re: Enrollment projections and facility needs: Superintendent of Schools, Gordon Schimmel, Board of Education Chairman, William Simpson, and Assistant Superintendent of Schools, Fred Baruzzi discussed with PZC members current enrollments and anticipated facility needs. The following information summarizes the discussion:

A current building committee is working with an architect on a school renovation project which is expected to be presented for referendum approval in the fall of 2008. The focus of the current effort is to enhance grammar school library/media centers and upgrade overall facilities. The project may result in some increased capacity.

Superintendent Schimmel related that current enrollments are 1334 and that a peak enrollment of 1450 occurred in 1998-99. The Vinton School District has the highest elementary school enrollments, and future redistricting may be necessary. Currently the 200 housing units of Freedom Green contribute 30 elementary and middle school students to Mansfield Schools, which is lower than a peak of 50 students from this development.

State Board of Education enrollment projections for Mansfield indicate a stable enrollment for the next few years, but these projections do not take into account new and anticipated development and cannot be relied upon. It was emphasized that housing turnover is often high in Mansfield, thus contributing to enrollment uncertainty. Larger projects like the Planned Downtown add additional uncertainty, but it is anticipated that enrollments will grow from current levels.

It was agreed that collaborative planning and good communication with various Town Commissions are essential to the School Board's decision-making process.

#### Zoning Agent's Report:

The Zoning Agent's report was noted. Hirsch indicated that no changes have been made at the Hall site. He also noted that notices for gravel permit renewals have been sent out.

Minutes:

3/5/07 – Hall MOVED, Holt seconded, to approve the Minutes as written. MOTION PASSED with all in favor except Kochenburger and Lombard who disqualified themselves.

3/12/07 Field Trip Minutes- Holt MOVED, Ryan seconded, to approve the field trip minutes as written. MOTION PASSED with Holt, Ryan, Favretti and Goodwin in favor, all others disqualified.

Other Old Business:

Special Permit Application, Proposed expansion of Gibbs Oil Company, gasoline service station/convenience store, 9 Stafford Road, File #404-3

Favretti noted that motions to approve with conditions and deny have been prepared and were distributed to members. Holt explained that proposed approval condition #2 had been revised since the last meeting and that alternative wording for condition 2A was prepared in case additional revision was deemed appropriate. After a brief discussion, Holt MOVED, Hall seconded, to approve with conditions the special permit application (File #404-3), Gibbs Oil Company, for a gasoline service station with retail store and drive-through service on property located at 9 Stafford Road, as submitted to the Commission and shown on plans revised through 1/16/07 and as presented at Public Hearings on December 4, 2006, January 2, 2007, and January 16, 2007.

This approval is granted because the application as hereby approved is considered to be in compliance with Article V, Section B, Article IX, Section D.3.b and other provisions of the Mansfield Zoning Regulations and is granted with the following conditions:

1. This approval, which authorizes the expansion of an existing non-conforming use, is specifically tied to the applicant's submissions and the conditions cited in this motion. Unless modifications are specifically authorized, the proposed uses and site improvements shall be limited to those authorized by this approval. Any questions regarding authorized uses, required site improvements, and conditions cited in this approval, shall be reviewed with the Zoning Agent and Director of Planning and, as appropriate, the PZC.

2. Vehicular and pedestrian safety are primary issues in this area, due to several factors: the volume and speed of traffic on Route 32, the number of intersecting streets, driveways and lane/shoulder configurations in the vicinity of the Gibbs site, and the fact that the pavement width of Route 32 narrows along the subject site, which is located in a residential zone. Although the proposed revisions to the Gibbs site are expected to enhance vehicular movements into and out of the subject site, concerns remain that the plans have not adequately addressed pedestrian and bicycle use along Route 32. Therefore, this approval is conditioned upon the following:

A. The applicant's 1/16/07 proposed lane and shoulder configurations for Route 32 shall be revised to provide a shoulder area on each side of the road for pedestrian/bicycle use.

B. A plan that addresses the requirement of condition 2A above shall be submitted to and approved by the State DOT.

C. No zoning permit shall be issued until State DOT approval has been obtained.

3. Final plans shall be revised to reduce potential drive-through traffic flow conflicts during periods when fuel deliveries are being made. Consideration should be given to relocating or redesigning the underground fuel storage tanks and/or shifting the drive-through exit drive. In conjunction with this revision, the retail store may be shifted and, whereas pump island parking may be considered to address retail store parking needs, one or two designated parking spaces may be deleted. Furthermore, wherever possible, parking space width shall be increased to 9.5 feet. Alternative designs to address this issue shall be presented to the PZC and a finalized plan shall be approved by the PZC Chairman with staff assistance prior to the issuance of a Zoning Permit.

4. No Zoning Permit shall be issued until the plans have been approved by the Windham Water Works.

5. The final plans shall incorporate a refuse area that is a minimum of 15 feet wide and 11 feet deep. This size is needed to address Mansfield's recycling requirements. Some landscaping revisions will be needed to address this condition.

6. The submitted Landscape Management Plan, as revised to 1/11/07, shall be implemented by Gibbs Oil Company or any future owner of the site. All site improvements including landscaping, striping, fencing, and signage shall be maintained by the property owner.

7. Depicted employee parking spaces shall be clearly identified with pavement markings and signage. This approval does not require these spaces to be connected to the drive-through lane. Subject to revisions cited in Condition #3 above, this approval authorizes 9 foot wide parking spaces in areas where 9.5 foot spaces are not possible due to other site work.

8. Prior to the issuance of a Zoning Permit, a \$5,000 cash site development bond with associated bond agreement, approved by the PZC Chairman with staff assistance, shall be posted by the applicant.

9. Final plans shall include fencing details as submitted for the 1/2/07 Public Hearing. Proposed fencing and landscaping are acceptable with respect to the provisions of Article VI, Section B.4.q.2.

10. Based on the provisions of Article V, Section 6.e., the PZC reserves the right to restrict hours of operation for the drive-through component of the proposed retail use. Any restriction of hours of operation must be supported by information that clearly demonstrates that nighttime/early morning use of the drive-through lane has resulted in significant noise impacts for neighboring property owners. Before acting to impose any

restrictions, the PZC shall afford the applicant an opportunity to comment.

11. Final plans shall:

- A. Depict pavement markings and signage for the handicap parking space that meet current State requirements.
- B. Clarify underground electrical service to the canopy.
- C. Incorporate on Sheet ER-1 the need to submit bi-weekly E&S monitoring reports to the Zoning Agent.
- D. Incorporate uniform revision dates.
- E. Be signed and sealed by all responsible professionals, licensed in the State of Connecticut.
- F. Indicate that all lighting will be full spectrum white lighting and the minimum necessary for site safety needs.
- G. Address the provisions of condition #2.

12. No Certificate of Compliance shall be issued until all approved site work is completed or bonded as per regulatory requirements.

13. This permit shall not become valid until the applicant obtains the permit form from the Planning Office and files it on the Land Records.

MOTION PASSED with Hall, Holt, Zimmer, Ryan and Pociask in favor, with Favretti and Goodwin opposed, and Lombard abstaining.

Subdivision Application, Glenn Terrace, Section 5, property at the eastern end of Ellise Road, Girard College Development Fund, o/a, File #750-3

At this time Chairman Favretti disqualified himself and Vice Chairperson Goodwin assumed the chair.

Attorney J. Capossela and surveyor S. Filip were present to represent the applicant. Attorney Capossela agreed that the Inland Wetland Agency public hearing record from earlier in the evening would be included in the PZC record for this application and the information did not need to be repeated. Attorney Capossela related that he had reviewed the staff reports and did not anticipate issues with the recommended map revisions. The PZC's regulations for open space dedications and the applicant's proposed open space areas were briefly discussed. Capossela related that he expected to be able to submit a revised plan prior to the next meeting. Members also requested more information on the proposed bridge and guard rail design, and asked if wooden rails could be used. A rendering of the proposed bridge also was requested. Padick agreed to check with Public Works regarding the longevity of wooden guard rails.

Freedom Green Issues

After noting a 3/15/07 memo from the Director of Planning, members tabled consideration of any actions on this item.

Application to amend the Zoning Regulations; Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1256

Tabled -March 28th Public Hearing.

Application to amend the Zoning Map to create a new Storrs Center Special Design District, Storrs Center Alliance and Mansfield Downtown Partnership, applicants, File #1257

Tabled-March 28th Public Hearing.

Favretti noted that a Public Hearing for both Item 4 and 5 is scheduled to begin on March 28th. Members discussed with Padick a planned format for the March 28th hearing and agreed that due to the expected time needed for the applicant's presentation and initial PZC questions, there would not be an opportunity for public comment at this initial meeting. Members asked Padick to publicize that public comments would first be received at the scheduled April 5th Public Hearing continuation and that an additional Public Hearing would be scheduled for April 26th. Padick was also asked to try to arrange a video/audio feed to the lunch room where additional seating could be set up for people who could not find seating in the Council Chambers.

7. Potential Revisions to PZC/IWA Fee schedule

Tabled awaiting staff reports.

8. Presentation by Paula Stahl from the Green Valley Institute on Open Space Subdivisions

Tabled, scheduled for May 7th.

#### New Business:

1. Site Modification request, Natchaug Hospital, 189 Storrs Road. Proposed additions, parking revisions. File 937-4

A 3/15/07 memo from Padick was noted. After a brief discussion, Holt MOVED, Ryan seconded, that the Natchaug modification request be submitted to staff for review and comment. MOTION PASSED UNANIMOUSLY.

#### Reports of Officers and Committees:

Holt related that she was re-elected Chair of the WINCOG Regional Planning Commission. Favretti reminded members that J. Gibbons from the Cooperative Extension Service was scheduled to appear at the April 4th PZC meeting to discuss the Pleasant Valley Road area.

#### Communications and Bills:

The agenda items were noted. Holt MOVED, Hall seconded, to pay the CFPZA annual dues. MOTION PASSED UNANIMOUSLY.

#### Adjournment:

Favretti declared the meeting adjourned at 10:03p.m.

Respectfully submitted,

Katherine K. Holt, Secretary